

# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER X**

### **RESIDENCE ACCOMMODATIONS**

#### **SECTION 1**

##### **GENERAL CONSIDERATIONS**

###### **REGULATION 1. Definitions**

- a. "Transient dwelling establishment" means and includes any place such as a hotel, motel, motor hotel, tourist court, tourist camp, rooming house, boarding house, inn, and similar facilities by whatever name called, consisting of two or more dwelling units where sleeping accommodations are available to transients or tourists; provided, however, that the term shall not be construed to include apartments, and similar facilities if occupancy of all dwelling units is on a permanent basis.
- b. "Transient" means any person who occupies a dwelling unit in a transient dwelling establishment as defined above.
- c. "Dwelling unit" means any suite, room, cottage, bedroom, or other unit established, maintained, held out or offered by a transient dwelling establishment for occupancy.

###### **REGULATION 2. Permits, Plans**

- a. No person shall operate a transient dwelling establishment without holding a valid permit to do so from the Department.
- b. No new establishment regulated under this chapter shall be constructed nor any additions or major alterations be made on existing facilities until plans and specifications showing in detail the work to be done have been submitted to and approved by the Department. The owner, operator, or his authorized agent shall certify in writing that the plan documents comply with these regulations.

###### **REGULATION 3. Inspection of Housing**

The Health Officer is hereby directed to make inspections to determine the condition of housing and premises located within Maricopa County in order that he may perform his duty of safeguarding the health of the occupants of such housing and of the general public. For the purpose of making such inspections, the Health Officer is hereby authorized to enter, examine and survey at all reasonable times all housing described in this chapter. The owner or occupant of every dwelling, or the person in charge thereof, shall give the Health Officer free access to such housing and its premises, at all reasonable times for the purpose of such inspection, examination and survey.

#### **REGULATION 4. Sanitation of Habitable Buildings**

- a. In every public or private building which is in whole or in part leased by the owner or his agent for habitation, or which is permitted to be used by patrons or the general public, each plumbing fixture, pipe, drain, sewer and sewer connection shall be properly plumbed, of sanitary design and construction, maintained in repair and in a sanitary condition.
- b. No person shall occupy any building, dwelling or vehicle as a place of habitation unless adequate and sanitary facilities for the disposal of sewage have been provided therefor.
- c. No owner or lessee of a dwelling house, apartment or business establishment shall cut or turn off the water supply or cause such water supply to be shut off, except in case of necessity arising from a serious leak or bursting of pipes. In such cases repairs shall promptly be made.
- d. Every owner shall provide suitable and sufficient approved containers for storing garbage and rubbish in compliance with the regulations in this code.

#### **REGULATION 5. Pipeless Heaters, Heating Stoves and Space Heating Devices**

- a. Every indoor stove, space heater, or other heater which uses carbonaceous fuel shall be fitted with a continuous gastight pipe vent which discharges directly to the outer air, or to a chimney which discharges directly to the outer air without backup, all gaseous products of combustion of the fuel.
- b. The health officer having sufficient reason to believe that any such heater is defective or improperly vented, and does or may discharge into occupied indoor space excessive concentrations of noxious products of combustion, may seal such a heater to prevent its use. No person shall remove the seal or use the heater unless and until the defect causing or likely to cause the prohibited discharge has been corrected.
- c. Where gas is used as a fuel, the connection between the source of gas supply and the heating stove, space heating appliance, or tank water heater, shall be of substantial metallic construction, made gastight and impervious. No rubber or other non-metallic hose connection shall be used.

#### **REGULATION 6. Compliance**

Representatives of the Department shall make such inspections of residence accommodations as are necessary to assure compliance with these regulations. A copy of the report of the inspection shall be furnished the owner, lessee, or operator of the transient dwelling establishment indicating the degree of compliance or noncompliance with the provisions of these regulations. Failure to correct any violation noted within the time limit specified shall be cause for revocation or suspension of the permit to operate.

# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER X**

### **RESIDENCE ACCOMMODATIONS**

#### **SECTION 2**

##### **TRANSIENT DWELLING ESTABLISHMENTS**

###### **REGULATION 1. Dwelling Units**

- a. Dwelling units shall be of sufficient size to afford ample circulation of air and freedom of movement but not less than 100 square feet of floor area shall be provided for each unit, exclusive of bathrooms, closets, kitchens, and similar ancillary facilities.
- b. Floors of all rooms shall be of such construction as to be easily cleaned and shall be kept clean and in good repair.
- c. The walls and ceilings of all rooms shall be of a finish that will permit easy cleaning and shall be kept clean and in good repair.
- d. Where windows are relied on to provide light and ventilation, the area of the windows for each dwelling unit shall be equal to at least 20% of the floor area.
- e. Not less than 25% of the window area furnished shall be capable of being opened unless other satisfactory means of ventilation is provided. Windows capable of being opened shall be effectively screened.
- f. Furniture, drapes, carpets, and other accessories shall be kept clean and in good repair.
- g. Dwelling units shall be maintained free of insects, rodents, and other vermin.
- h. The provisions of A.R.S. Title 36, Chapter 13, Article 2 relating to gas appliances shall be met.
- i. All dwelling units shall be adequately heated, cooled, ventilated and lighted.
- j. All walkways, driveways, hallways, passageways shall be adequately lighted at night.
- k. Transient dwelling establishments shall be constructed in conformance with the "Uniform Building Code" published by the International Conference of Building Officials.

###### **REGULATION 2. Bedding**

- a. The beds, mattresses, pillows, and bed linen, including sheets, pillow slips, blankets, etc., used in all transient dwelling establishments shall be maintained in good repair; shall be kept clean and free of vermin; and shall be properly stored when not in use

- b. Each bed, bunk, cot, or other sleeping place shall be provided with pillow slips, under and top sheets, for the use of guests. Sheets and pillow slips shall be adequately sized to completely cover the mattress and pillow.
- c. Clean linen shall be provided to each new guest and shall be changed at least once each week when occupancy exceeds this period.

### **REGULATION 3. Water Supply**

Each transient dwelling establishment shall be provided with an adequate and safe water supply from an approved source. Whenever a transient dwelling establishment finds it necessary to develop a source or sources of supply, complete plans and specifications of the proposed water system shall be submitted to the Department and approval received prior to the start of construction. The design, construction, and operation of all such water supply systems shall comply with Department regulations governing public water supplies.

### **REGULATION 4. Toilet; Lavatory**

- a. Adequate and convenient toilet, lavatory, and bathing facilities shall be provided at all transient dwelling establishments and shall be available to the guests at all times.
- b. Where private or connecting toilet rooms are not available for each dwelling unit, separate and plainly marked central toilet rooms for each sex shall be provided, located within 200 feet of such units.
- c. Central toilet rooms shall provide not less than one toilet, one lavatory, and one tub or shower for each sex for each 10 dwelling units, or major fraction thereof, not having private or connecting baths. At least one urinal shall be provided in each central toilet room designated for men.
- d. Hot and cold water and soap shall be provided in all toilet rooms. Clean individual sanitary towels shall be furnished for each guest.
- e. Toilet rooms shall be well lighted and ventilated. Where gravity or mechanical ventilation is provided, the ventilation ducts for the toilet rooms shall not be connected into ventilation ducts from or to any dwelling unit.
- f. Floors of all toilet rooms shall be of easily cleanable construction; shall be kept clean and in good repair; and where necessary shall slope to properly located drains, where required.
- g. Walls and ceilings of all toilet rooms shall be of easily cleanable construction and shall be kept clean and in good repair.

## **REGULATION 5. Sewage Disposal**

- a. The liquid wastes from all transient dwelling establishments shall be discharged into a public sewer system in compliance with applicable local ordinances or codes or into separate sewage disposal facilities approved by the Department.
- b. Separate sewage disposal facilities will not be approved where in the opinion of the department connection to a public sewer is practicable.
- c. Where separate sewage disposal facilities are proposed, the design construction of such system shall be in accordance with Chapter II of this Code. Plans and specifications for such system shall be submitted to the Department and approval received prior to start of construction.

## **REGULATION 6. Drinking Water; Ice**

- a. Where drinking fountains are provided, the fountain shall be constructed so that the drinking is from a free jet projected at an angle from the vertical, and provided with a guard to prevent the mouth being placed directly against the orifice. There shall be no possibility of the orifice becoming submerged. The fountain bowl shall be constructed of nonabsorbent easily cleanable material.
- b. All glasses and other multiuse utensils furnished to each dwelling unit shall be cleaned and sanitized in an approved manner after each occupancy. Single service paper cups with suitable dispenser may be substituted for glasses.
- c. The use of a common drinking cup is prohibited.
- d. Ice shall be obtained from an approved source and shall be stored and handled in such a manner as to prevent contamination.

## **REGULATION 7. Refuse Storage and Disposal**

- a. All refuse shall be stored and disposed of in accordance with Department regulations governing the storage collection, transportation and disposal of refuse and other objectionable wastes.
- b. Garbage cans shall be thoroughly washed after emptying and shall be maintained free of odors and other objectionable conditions.
- c. All containers for rubbish shall be cleaned as often as necessary to prevent a nuisance.
- d. All refuse containers shall be maintained in good repair.

## **REGULATION 8. Food Service**

The storage, preparation and serving of food and drink shall comply with the requirements of Chapter VIII of this code.

## **REGULATION 9. Grounds**

- a. Grounds of a transient dwelling establishment shall be properly graded and drained.
- b. Grounds shall be kept clean and free of accumulations of refuse and other debris. There shall be no evidence of fly, mosquito, or rodent breeding or infestation.

## **REGULATION 10. Plumbing**

All plumbing shall be installed in accordance with any local ordinance or code. Where a local ordinance or code does not exist, plumbing shall be installed in accordance with the requirements adopted by reference in R9-1-412.D.

## **REGULATION 11. Notification of Disease**

- a. The owner or operator of a transient dwelling establishment shall report to the local health department the name of any guest or employee suspected or known to have a contagious disease, in accordance with A.R.S. Title 36, Chapter 6, Article 2.
- b. Every dwelling unit, after being occupied by a person known or suspected of having a contagious disease, shall be rendered noncontagious by treatment method as specified by the Department, before further occupancy.